

1. CALL TO ORDER:

- a. Roll Call/Pledge of Allegiance

2. CONSENT AGENDA: All matters listed within the Consent Agenda have been distributed to each member of the Kennewick Planning Commission for reading and study. They are considered routine and will be enacted by the one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

- a. Approval of the Minutes dated December 16, 2019
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. PUBLIC HEARING:

- a. Change of Zone (COZ) #19-09 proposing to change the zoning district for approximately 54 acres located at 5800 W. 28th Ave and 2175 S. Sherman Street from Residential, Low Density (RL) to Residential, Medium Density (RM). Applicant is Ben Kruse, 8205 N. Division St., Spokane, WA 99208. Owner is Kirk and Madonna Mader, 77226 Mader Rust Lane, Echo, OR 97826.
- b. Zoning Ordinance Amendment (ZOA) #19-10 proposing to change the following Kennewick Municipal Code Sections: 1) 18.21.090 – Landscaping Materials; and 2) Pages 14 and 25 of the Commercial Design Standards adopting the Mid-Columbia Forestry Council tree list for trees installed under overhead utility lines. Applicant is City

4. VISITORS NOT ON AGENDA:**5. OLD BUSINESS:**

- a. City Council Action Updates

6. NEW BUSINESS:**7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:****8. ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
DECEMBER 16, 2019
MEETING MINUTES**

CALL TO ORDER

Vice Chairman Morris called the meeting to order at 6:30 p.m.

Commissioner Hempstead led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, James Hempstead, Clark Stolle, Thomas Helgeson, Vice Chairman Morris.

Excused: Commissioner Anthony Moore.

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Steve Donovan, AICP Planner; Melinda Didier, Community Planning Administrative Assistant/Recorder

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of the December 2, 2019 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

Commissioner Stolle moved to accept the consent agenda. Commissioner Hempstead seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Vice Chairman Morris opened the public hearing at 6:33 p.m. for Change of Zone (COZ) No. 19-07 proposing to change 5.53 acres from Residential, Low Density (RL) to Residential, Medium Density (RM), located at 6230 Ridgeline Drive, Kennewick, WA 99338. Applicant and owner is KDS Development, Inc., 32814 SE 110th St., Issaquah, WA 98027.

Mr. McCormick gave a brief overview of the staff report, and presented a Power Point of the staff report; Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report COZ 19-07, and recommend to City Council approval of the request.

Planning Commission questions: None

Testimony of Applicant/Applicant's Representative:

Jeff Jensen
3505 S. Volland Street
Kennewick 99336

Mr. Jensen said he is representing KDS Development; trying to meet same zoning as in immediate area, due to steep slopes in the area, due to topography can only do smaller residential.

Testimony of Applicant: None

Testimony in favor: None

Testimony neutral or against: None

Staff final comments: None

Public Testimony for COZ 19-07 closed at 6:37 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report COZ 19-07 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion: Any responses to notices that went out; Mr. McCormick said nothing was received, no phone calls, e-mails, etc.

The motion passed unanimously.

Vice Chairman Morris opened the public hearing at 6:39 p.m. for Zoning Ordinance Amendment (ZOA) # 19-08 proposing to change the following Kennewick Municipal Code Sections: 17.04.940 – Advance Notice to Amend, 18.09.150 – Automobile Oriented Uses, 18.09.1610 – Public/Quasi Public Uses, 18.12.010B.1 – Table of Non-Residential Uses, 18.12.010B.2 – Table of Non-Residential Site Development Standards, 18.24.050 – Regulation by Sign Type, 18.36.060 – Specific Parking Requirements. Applicant, City of Kennewick.

Mr. Donovan gave a brief overview of the staff report, and presented a Power Point of the staff report; mentioned it is a batch "house cleaning" revision to eliminate redundancies, etc., revisions are text only, not site specific. Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report ZOA 19-08, and recommend to City Council approval of the request.

Planning Commission questions: On 18.12.010B.2, do any of the other values in that column have to change; for the table on the next page, there appear to be a few typographical errors; is it appropriate to treat each amended section as one motion, or go through one at a time. Mr. McCormick said with batch we can do collectively as a "group", if we have one that the Planning Commission don't want to recommend that can be done separately.

Testimony of Applicant: None – City of Kennewick.

Testimony in favor: None

Testimony neutral or against: None

Staff final comments: None

Public Testimony for ZOA 19-08 closed at 6:50 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report ZOA 19-08 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion: None

The motion passed unanimously.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. **City Council Action Updates** – Three rezones for ordinance reading at tomorrow night's Council meeting.

NEW BUSINESS:

Vice Chairman Morris asked if we know when applications will go out for a new Planning Commissioner; Mr. McCormick said we send those out in January for all the openings for boards/commissions, will have someone appointed in March and in place April 1.

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Vice Chairman Morris attended Historic Preservation Commission open house of survey of historic homes of east Kennewick, his home was one of the 40 total surveyed; the survey report was well done, and well received. Mr. McCormick said we will not have a meeting January 6th (no agenda items); January 20th meeting is cancelled (Holiday – Martin Luther King, Jr. Day); the next meeting will be February 3, 2020.

ADJOURNMENT:

The meeting adjourned at 6:55 p.m.

	<p>COMMUNITY PLANNING DEPARTMENT</p> <p>STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION</p> <p>FILE NO: COZ 19-09/PLN-2019-03612</p>
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Report Date: January 24, 2020

Hearing Date & Location: February 3, 2020, Kennewick City Hall

Report Prepared By: Anthony Muai, AICP
Planning Manager

Report Reviewed By: Gregory McCormick, AICP
Planning Director

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 19-09 be APPROVED.

Summary of Proposal: A Change of Zone from Residential, Low (RL) to Residential, Medium (RM) for approximately 54 acres in size.

Proposal Location: 5800 W. 28th Ave. and 2175 S. Sherman St.

Legal Description: Parcel No. 1-1689-200-0002-011, 1-1789-100-0001-005, 1-1789-100-0002-000, 1-1789-101-2221-006

Area A

That parcel of land being Tract C and Tract D of Southridge Estates 1 and 2, according to the plat thereof, recorded under Volume 15 of Plats at Page 611, Records of Benton County, Washington and a portion of Lot 2 of that certain Short Plat, recorded under Volume 1 of Short Plats at Page 2221, records of Benton County, Washington and being in a portion of the Southeast Quarter of the Northeast Quarter of Section 17, Township 8 North, Range 29 East, Willamette Meridian, Benton County, Washington, described as follows;

Beginning at the Southeast corner of said Lot 2;

Thence South 88°48'01" West along the South line of said Lot 2 and the Northerly Right-of-Way line of Ridgeline Drive, 759.84 feet to the TRUE POINT OF BEGINNING;

Thence Continuing South 88°48'01" West along said South line, 247.12 feet to the Southwest corner of said Lot 2;

Thence North 00°41'52" West along the Westerly line of said Lot 2, 155.88 feet;

Thence North 00°41'52" West along the Westerly line of said Lot 2, 860.38 feet:

Thence North 81°42'05" West along said Lot 2, 328.56 feet;

Thence North 00°41'52" West along said Lot 2, 247.84 feet to the Southerly Right-of-Way line of W. Hildebrand Blvd.

Thence North 88°25'58" East along said Right-of-Way line 3.95 feet;

Thence along said Right-of-Way line, along the arc of a 465.00 foot radius tangent curve to the right, the long chord of which bears South 74°02'58" East for a chord distance of 297.97 feet through a central angle of 35°02'07" for an arc distance of 284.34 feet;

Thence along said Right-of-Way line, along the arc of a 1235.00 foot radius reverse curve to the left, the long chord of which bears South 70°19'59" East for a chord distance of 589.23 feet through a central angle of 27°36'09" for an arc distance of 594.97 feet to the Westerly line of said Southridge Estates Phase 1 and 2;

Thence South 13°07'21" West, along the said Westerly line 1058.78 feet to the TRUE POINT OF BEGINNING;

Containing 9.56 acres more or less.

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

Area B

That parcel of land located in a portion of the Northeast Quarter of Section 17, Township 8 North, Range 29 East, Willamette Meridian, Benton County, Washington;

Beginning at the Northeast corner of said Northeast Quarter;

Thence South 00°46'02" East along the West line of said Northwest Quarter, 678.69 feet to the Northerly line of the South half of the Northeast Quarter of said Northeast Quarter and being the TRUE POINT OF BEGINNING;

Thence South 88°14'35" West along the North Line of said South half, 1329.40 feet to the East line of the Northwest Quarter of said Northeast Quarter;

Thence North $00^{\circ}41'52''$ West along the East line of said Northwest Quarter, 674.30 feet to the North line of said Northwest Quarter;

Thence South $88^{\circ}03'10''$ West along the North line of said Northwest Quarter, 1298.66 feet to a point 30.00 feet from when measured at right angle to, the West line of said Northwest Quarter;

Thence South $00^{\circ}37'51''$ East, parallel to and 30.00 feet from when measured at right angles to the West line of said Northwest Quarter, 939.42 feet to the Northerly Right-of-Way line of W Hildebrand Blvd.;

Thence along the Northerly Right-of-Way line of W Hildebrand Blvd the following courses;

Thence North $89^{\circ}22'03''$ East, 8.99 feet;

Thence along the arc of a 275.50 foot radius non-tangent curve to the left, the long chord of which bears South $11^{\circ}40'31''$ East for a chord distance of 84.03 feet through a central angle of $17^{\circ}32'39''$ for an arc distance of 84.36 feet;

Thence along the arc of a 125.50 foot radius non-tangent curve to the left, the long chord of which bears South $28^{\circ}53'23''$ East for a chord distance of 36.85 feet through a central angle of $16^{\circ}53'04''$ for an arc distance of 36.98 feet;

Thence along the arc of a 975.50 foot radius compounding curve to the left, the long chord of which bears South $39^{\circ}11'57''$ East for a chord distance of 63.58 feet through a central angle of $03^{\circ}44'06''$ for an arc distance of 63.59 feet;

Thence along the arc of a 25.50 foot radius reverse curve to the left, the long chord of which bears South $49^{\circ}16'57''$ East for a chord distance of 7.29 feet through a central angle of $16^{\circ}26'10''$ for an arc distance of 7.32 feet;

Thence along the arc of a 75.50 foot radius compounding curve to the left, the long chord of which bears South $71^{\circ}27'49''$ East for a chord distance of 36.44 feet through a central angle of $27^{\circ}55'46''$ for an arc distance of 36.80 feet;

Thence along the arc of a 324.50 foot radius reverse curve to the right, the long chord of which bears South $82^{\circ}08'23''$ East for a chord distance of 37.23 feet through a central angle of $06^{\circ}34'38''$ for an arc distance of 37.25 feet;

Thence South $11^{\circ}08'57''$ West, 7.50 feet;

Thence along the arc of a 535.00 foot radius non-tangent curve to the right, the long chord of which bears South 66°07'10" East for a chord distance of 138.04 feet through a central angle of 14°49'29" for an arc distance of 138.43 feet;

Thence along the arc of a 465.00 foot radius reverse curve to the left, the long chord of which bears South 75°08'13" East for a chord distance of 263.04 feet through a central angle of 32°51'36" for an arc distance of 266.68 feet;

Thence North 88°25'58" East, 763.47 feet to the East line of the Northwest Quarter of said Northeast Quarter;

Thence leaving said Northerly Right-of-Way line, South 00°41'52" East along the East line of said Northwest Quarter, 35.01 feet to the centerline of said W. Hildebrand Blvd.;

Thence North 88°25'58" East along said centerline, 3.42 feet;

Thence along said centerline, along the arc of a 500.00 foot radius tangent curve to the right, the long chord of which bears South 74°02'58" East for a chord distance of 301.00 feet, through a central angle of 35°02'07" for an arc distance of 305.74 feet;

Thence along said centerline, along the arc of a 1200.00 foot radius reverse curve to the left, the long chord of which bears South 72°18'03" East for a chord distance of 652.22 feet through a central angle of 31°32'16" for an arc distance of 660.53 feet;

Thence South 88°04'11" East along said centerline, 275.33 feet;

Thence along said centerline, along the arc of a 2000.00 foot radius tangent curve to the left, the long chord of which bears South 89°40'54" East for a chord distance of 112.53 feet through a central angle of 03°13'27" for an arc distance of 112.55 feet;

Thence North 88°42'22" East along said centerline, 32.07 feet to the East line of the Southeast Quarter of said Northeast Quarter;

Thence North 00°45'38" West along the East line of said Southeast Quarter, 291.49 feet to the Northeast corner thereof;

Thence North 00°46'02" West along the East line of the Northeast Quarter of said Northeast Quarter, 678.69 feet to the TRUE POINT OF BEGINNING;

Also the following described parcel; 1-1789-100-0002-000

That parcel of land located in the Northwest Quarter of the Northeast Quarter of said Section 17, lying southerly of W Hildebrand Blvd. and Easterly of S Sherman St. described as follows;

Beginning at the Southeast corner of said Northwest Quarter;

Thence South $88^{\circ}25'58''$ West along the South line of said Northwest Quarter, 762.40 feet to the TRUE POINT OF BEGINNING;

Thence continuing South $88^{\circ}25'58''$ West along the South line of said Northwest Quarter, 528.67 feet;

Thence North $00^{\circ}37'33''$ West, 1.63 feet;

Thence along the arc of a 75.50 foot radius non-tangent curve to the right, the long chord of which bears North $20^{\circ}33'19''$ West, for a chord distance of 26.40 feet through a central angle of $20^{\circ}08'10''$ for an arc distance of 26.53 feet to a point 30.00 feet from when measured at right angles to the West line of said Northwest Quarter;

Thence North $00^{\circ}37'51''$ West, parallel from and 30.00 feet from when measured at right angles to the West line of said Northwest Quarter, 25.85 feet;

Thence along the arc of a 75.50 foot radius non-tangent curve to the right, the long chord of which bears North $22^{\circ}08'33''$ East for a chord distance of 33.75 feet through a central angle of $25^{\circ}50'04''$ for an arc distance of 34.04 feet;

Thence along the arc of a 30.50 foot radius compounding curve to the right, the long chord of which bears North $51^{\circ}22'29''$ East for a chord distance of 17.14 feet through a central angle of $32^{\circ}37'53''$ for an arc distance of 17.37 feet;

Thence along the arc of a 275.50 foot radius non-tangent curve to the right, the long chord of which bears North $80^{\circ}53'03''$ East for a chord distance of 125.76 feet, through a central angle of $26^{\circ}23'16''$ for an arc distance of 126.88 feet;

Thence North $10^{\circ}53'00''$ East, 13.22 feet;

Thence along the arc of a 208.00 foot radius non-tangent curve to the right, the long chord of which bears South $71^{\circ}44'01''$ East for a chord distance of 53.46 feet through a central angle of $14^{\circ}45'58''$ for an arc distance of 53.61 feet;

Thence along the arc of a 461.00 foot radius compounding curve to the right, the long chord of which bears South $61^{\circ}31'44''$ East for a

chord distance of 45.39 feet, through a central angle of 05°38'36"
for an arc distance of 45.41 feet;

Thence North 31°17'34" East, 4.00 feet;

Thence along the arc of a 535.00 foot radius non-tangent curve to
the left, the long chord of which bears South 75°08'14" East for a
chord distance of 302.64 feet through a central angle of 32°51'36"
for an arc distance of 306.83 feet to the TRUE POINT OF
BEGINNING;

Also the following described parcel; 1-1789-101-2221-006

That parcel of land being a portion of Lot 2 of that certain Short Plat,
recorded under Volume 1 of Short Plats at Page 2221, records of
Benton County, Washington and being in a portion of the Southeast
Quarter of the Northeast Quarter of Section 17, Township 8 North,
Range 29 East, Willamette Meridian, Benton County, Washington,
described as follows;

Beginning at the Southeast corner of said Lot 2;

Thence South 88°48'01" West along the South line of said Lot 2 and
the Northerly Right-of-Way line of Ridgeline Drive, 759.84 feet to
the TRUE POINT OF BEGINNING;

Thence Continuing South 88°48'01" West along said South line,
247.12 feet to the Southwest corner of said Lot 2;

Thence North 00°41'52" West along the Westerly line of said Lot 2,
155.88 feet to a point to be hereinafter referred to as Point "A";

Thence North 11°32'45" East, 788.19 feet;

Thence North 74°13'19" West, 2.33 feet;

Thence along the arc of a 194.00 foot radius tangent curve to the
right, the long chord of which bears North 67°35'33" West for a
chord distance of 44.80 feet through a central angle of 13°15'34"
for an arc distance of 44.90 feet;

Thence North 63°34'19" East, 7.01 feet;

Thence South 78°30'44" East, 145.23 feet;

Thence South 76°39'41" East, 194.32 feet;

Thence South 13°07'21" West, 893.33 feet to the TRUE POINT OF
BEGINNING;

Also including a portion of said Lot 2, described as follows;

Beginning at aforesaid Point "A"

Thence North 00°41'52" West along the West line of said Lot 2, 860.38 feet to the TRUE POINT OF BEGINNING;

Thence North 81°42'05" West along said Lot 2, 328.56 feet;

Thence North 00°41'52" West along said Lot 2, 249.84 feet to the Southerly Right-of-Way line of W. Hildebrand Blvd.

Thence North 88°25'58" E along said Right-of-Way line, 3.95 feet;

Thence along said Right-of-Way line, along the arc of a 465.00 foot radius tangent curve to the right, the long chord of which bears South 74°02'58" East for a chord distance of 279.93 feet through a central angle of 35°02'07" for an arc distance of 284.34 feet;

Thence along said Right-of-Way line, along the arc of a 1235.00 foot radius reverse curve to the left, the long chord of which bears South 70°19'59" East for a chord distance of 589.23 feet through a central angle of 27°36'09" for an arc distance of 594.97 feet;

Thence South 13°07'21" West, 150.44 feet;

Thence North 76°39'41" West, 194.51 feet;'

Thence North 78°30'44" West, 150.63 feet;

Thence South 63°34'19" West, 21.50 feet;

Thence along the arc of a 194.00 foot radius non-tangent curve to the right, the long chord of which bears North 51°05'23" West for a chord distance of 31.47 feet through a central angle of 09°18'11" for an arc distance of 31.50 feet;

Thence along the arc of a 156.00 foot radius reverse curve to the left, the long chord of which bears North 64°04'53" West, for a chord distance of 94.56 feet through a central angle of 35°17'11" for an arc distance of 96.07 feet to the TRUE POINT OF BEGINNING;

Containing 73.29 acres more or less.

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

Area C

That parcel of land located in a portion of the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 16, Township 8 North, Range 29 East, Willamette Meridian, Benton County, Washington;

Beginning at the Northwest corner of said Southwest Quarter of the Northwest Quarter, point being marking by a Brass Cap;

Thence North $00^{\circ}46'02''$ West along the West line of said Northwest Quarter of the Northwest Quarter, 62.56 feet;

Thence North $89^{\circ}14'07''$ East, 114.95 feet;

Thence South $00^{\circ}45'53''$ East, 37.61 feet;

Thence North $89^{\circ}14'07''$ East, 40.00 feet;

Thence North $88^{\circ}42'22''$ East, 227.73 feet;

Thence North $87^{\circ}59'07''$ East, 22.83 feet;

Thence North $84^{\circ}48'09''$ East, 10.01 feet;

Thence North $82^{\circ}49'22''$ East, 98.96 feet;

Thence North $76^{\circ}44'28''$ East, 100.03 feet;

Thence North $71^{\circ}02'49''$ East, 108.89 feet;

Thence North $61^{\circ}42'57''$ East, 90.25 feet;

Thence North $57^{\circ}32'18''$ East, 28.43 feet;

Thence South $31^{\circ}44'34''$ East, 116.46 feet;

Thence South $80^{\circ}02'58''$ East, 58.72 feet;

Thence South $34^{\circ}12'23''$ East, 164.11 feet to the centerline of Hildebrand Blvd.;

Thence along the centerline of Hildebrand Blvd., along the arc of a 1185.00 foot radius non-tangent curve to the right, the long chord of which bears South $72^{\circ}26'25''$ West for a chord distance of 663.83 feet, through a central angle of $32^{\circ}31'54''$ for an arc distance of 672.83 feet;

Thence South $88^{\circ}42'22''$ West along said Southerly line, 391.76 feet to the West line of said Southwest Quarter of the Northwest Quarter;

Thence North 00°45'38" West, along the West line of said Southwest Quarter of the Northwest Quarter, 291.49 feet to the POINT OF BEGINNING;

Containing 7.36 acres more or less.

Property Owners: Ben Kruse
8205 N. Division St.
Spokane, WA 99208

Applicant: Kirk and Madonna Mader
77226 Mader Rust Ln.
Echo, OR 97826

Regulatory Controls:
Comprehensive Plan – Land Use
KMC Title 4 – Administrative Procedures
KMC Title 18 – Zoning
Washington State Environmental Policy Act

COZ Key Application Processing Dates:

Application Submittal	December 13, 2019
Determination of Completeness Issued	December 20, 2019
Notice of Application Posted	January 17, 2020
SEPA Determination (Adoption of DNS for CPA 19-04)	July 11, 2019
Date of Mailed Notice of Public Hearing	January 16, 2020
Property Posting Sign for Public Hearing	January 17, 2020
Date of Published Notice of Public Hearing	January 19, 2020

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Maps
4. Environmental Determination 19-10
5. Affidavit of Mailing/Mailing List dated January 16, 2020
6. Kuklinski comments

The site is adjacent to the following zoning districts:

North: Residential, Low (RL); Residential Suburban (RS)
 East: Residential, Low (RL); Public Facility (PF)
 South: Residential, Low (RL); Residential, Medium (RM); Public Facility (PF)
 West: Residential, Low (RL) Residential, Medium (RM)

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goal 3:	Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.
Residential Policy 3.3:	Residential Medium Density – Place areas that can support high-quality, compact, urban development with access to urban services, transit, and infrastructure, whether through new development or through infill.
Residential Goal 4:	Provide more housing opportunities near commercial, transit and employment.
Residential Policy 4.2:	Encourage residential development within commercial areas.

Kennewick Municipal Code Findings:

The following findings are required to be made in order to approve a change of zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

1. *The proposed amendment conforms with the comprehensive plan; and*

Staff Response: This site is designated Medium Density Residential in the City’s comprehensive plan. The Residential, Medium (RM) zone is an implementing zone of the Medium Density Residential land use designation.

2. *Promotes the public necessity, convenience and general welfare; and*

Staff Response: The applicant states that the proposal promotes the public necessity, convenience and general welfare because it conforms to the comprehensive plan land. (Exhibit 2) The proposal implements goals and policies of the comprehensive plan, specifically Residential Goals 3 and 4 and Residential Policies 3.3 and 4.2.

3. *The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and*

Staff Response: The proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City’s established levels of service.

4. *The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and*

Staff Response: The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RM zone implements the Comprehensive Plan’s Medium Density Residential land use designation.

5. *Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.*

Staff Response: Not applicable to the proposed change of zone.

Public Comments

One comment was received from Mr. Ronald Kuklinski expressing concerns of overcrowding and impacts to the road systems, particularly safety and access impacts due to increased traffic.

Agency Comments

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District indicated that they had no comments.

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 19-09) is a request to change approximately 54 acres located at 5800 W. 28th Ave. and 2175 S. Sherman St., from Residential, Low (RL) to Residential, Medium (RM). The applicant has requested the change of zone in order to implement a recently approved Comprehensive Plan Amendment (CPA 19-06) that changed the land use designation from Low Density Residential to Medium Density Residential.

The Comprehensive Plan Land Use Designation for the subject property is Medium Density Residential. Pursuant to Table 1 of the Comprehensive Plan, the RM zone is an implementing zoning district of the Medium Density Residential Land Use Designation.

Per KMC 18.03.040(3), "The purpose of the RM district is to establish areas for medium density single and multiple-family residential buildings and to establish regulations for their development. The district is for more intensive residential use where necessary or desirable to achieve good neighborhood design and stabilize land use."

This proposal will implement the existing Medium Density Residential land use designation as well as promote the goals and policies of the comprehensive plan.

KMC 18.51.070(2) requires findings be made to support a change in zoning. The appropriate findings have been made to support this proposed rezone.

Findings:

1. The applicant is Ben Kruse, (8205 N. Division St., Spokane, WA 99208).
2. The property owner is Kirk and Madonna Mader (77226 Mader Rust Lane, Echo, OR 97826).
3. The proposed change of zone is for parcel number 1-1689-200-0002-011, 1-1789-100-0001-005, 1-1789-100-0002-000, 1-1789-101-2221-006 (5800 W. 28th Ave. and 2175 S. Sherman St.).
4. The request is to change the zoning from Residential, Low (RL) to Residential, Medium (RM).
5. The City's Comprehensive Plan Land Use Designation for the subject property is Medium Density Residential.
6. The Residential, Medium (RM) zoning district is an implementing zone of the Medium Density Residential Comprehensive Plan Land Use Map designation.
7. The application was submitted on December 13, 2019 and declared complete for processing on December 20, 2019.
8. The application was routed for review to City Departments and outside agencies for comment on December 20, 2019.
9. Access to the site is currently provided from Hildebrand Blvd. and S. Sherman St.
10. The City of Kennewick Critical Area maps indicate that there are no critical areas on the site.
11. A Determination of Non-Significance issued for CPA 19-06/PLN-2019-01059 on July 11, 2019 was adopted for this proposal.
12. The Property Posting sign for the public hearing was posted on site January 17, 2020.
13. Notice of the public hearing for this application was published in the Tri-City Herald on January 19, 2020. Notices were mailed to property owners within 300 feet of the site on January 16, 2020.
14. The proposed amendment conforms to the comprehensive plan.

15. The proposed amendment promotes the public necessity, convenience and general welfare.
16. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
17. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval will implement the Medium Density Residential land use designation of the City of Kennewick Comprehensive Plan.
2. Approval promotes the public necessity, convenience and general welfare by implementing the Comprehensive Plan.
3. Approval of the proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.
4. The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RM zone implements the Comprehensive Plan's Medium Density Residential land use designation.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 19-09 and recommend APPROVAL to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 19-09 and recommend APPROVAL to City Council approval of the request.

CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES

APPLICATION (general form)
PROJECT # ~~PP04-01~~ ⁰⁰²⁻¹⁹⁻⁰⁹ ~~PP04-01~~ PLN-~~2019-03612~~ ⁰⁰²⁻¹⁹⁻⁰⁹ FEE \$ 1,063

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 Tier 2 Tier 3 Binding Site Plan
Short Plat Conditional Use Other Rezone

*CPA 19-06
PLN-2019-01059*

Environmental Determination PLN-~~PP04-01~~ Pre Application Meeting PLN-_____

ED 19-10 PLN-2019-03345

Applicant: Ben Kruse

Address: 8205 North Division, Spokane, WA 99208

Telephone: (509) 467-7400 Cell Phone: (509)999-9870 Fax: _____ E-mail krusenyu2@gmail.com

Property Owner (if other than applicant): Kirk D. and Madonna L. Mader

Address: 77226 Mader-Rust Land, Echo, OR 97826

Telephone: _____ Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. 116892000002011; 117891000001005; 11789100 Acres 54 +/- Zoning: RL

Address of property: 5800 W. 28th Avenue and 2175 S. Sherman Street

Number of Existing Parking Spaces N/A Number of Proposed (New) Parking Spaces N/A

Present use of property Vacant, with preliminary plat approval of Southridge and Southridge Estates.

Size of existing structure: N/A sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

Height of building: N/A Cubic feet of excavation: N/A Cost of new construction N/A

Benton County Assessor Market Improvement Value: \$772,210; \$248,360; \$664,660; \$249,490; \$1,000

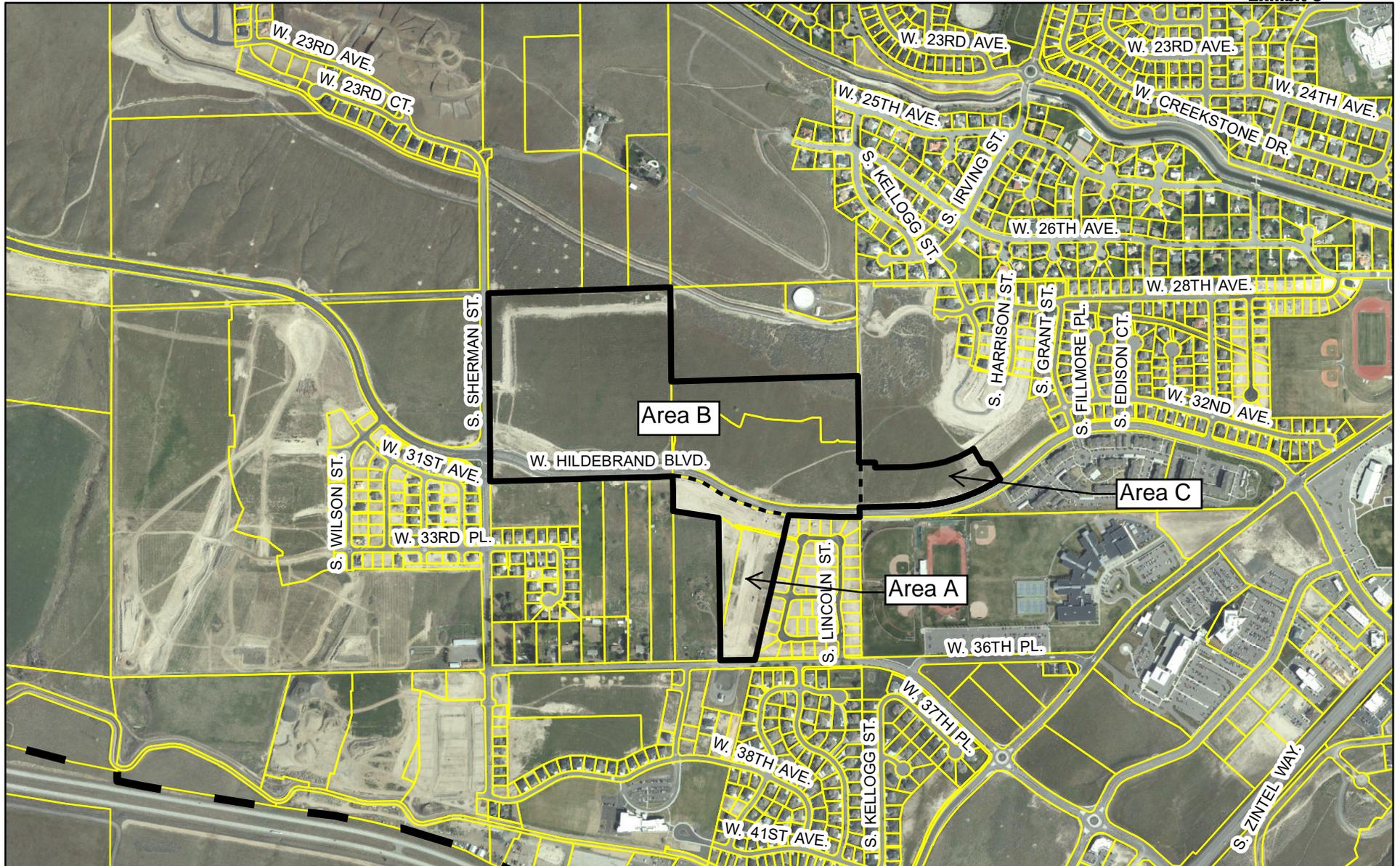
Description of Project: The request is to change the zoning of a phase of the Southridge development and the entirety of the Southridge Estates development from RL to RM.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

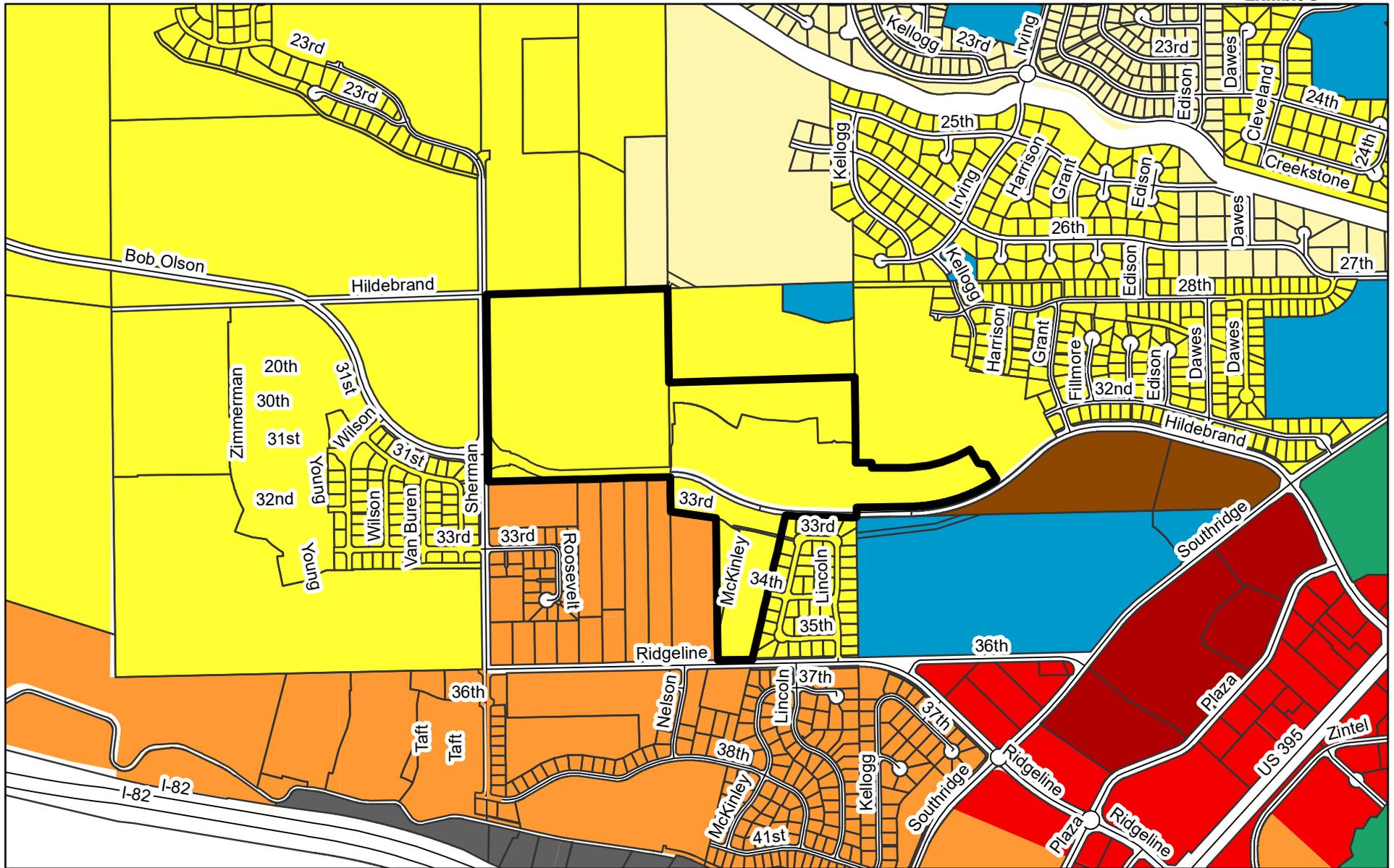
Signature of owner or owner's authorized representative

Date: December 11, 2019



COZ 19-09/PLN-2019-03612
Residential, Low (RL) to Residential, Medium (RM)
5800 W. 28th Ave. & 2175 S. Sherman St.





COZ 19-09/PLN-2019-03612 Ben Kruse

- | | | | | | |
|---|-----------------------|---|---------------------|---|-----------------------|
|  | Industrial, Light |  | Public Facility |  | Residential, Low |
|  | Commercial, Community |  | Residential, High |  | Residential, Suburban |
|  | Commercial, Regional |  | Residential, Medium |  | Open Space |





CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: PLN-2019-01059, CPA 19-06

DESCRIPTION OF PROPOSAL: Request to change Comp Plan designation from Residential, Low to Residential, Medium.

PROPONENT: Ben Kruse

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Generally north of W. Hildebrand and east of Sherman Street.

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

[X] There is no comment period for this DNS.
This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by . After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP
POSITION/TITLE: Community Planning Director
ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336
PHONE: (509) 585-4463

Changes, modifications and /or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

[X] No conditions.
See attached condition(s).

Date: July 11, 2019

Signature: Gregory J. McCormick

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

- Dept. of Ecology
- WA Dept of Fish & Wildlife
- WSDOT
- Yakama Nation
- CTUIR
- Project File



NOTIFICATION OF MAILING

I, Melinda Dicker, on 1/16, 2020

Mailed 108 copies of NOPH & map

for COZ 19-09

to Applicant Prop. Own. w/in 300'

as shown on the attached list.

COZ 19-09 / PLN-2019-03612
CPA 19-06 / PLN-2019-01059
5800 W 28TH AVE
RL TO RM
BEN KRUSE

Melinda Dicker

Signature

**KENNEWICK PLANNING
COMMISSION NOTICE OF PUBLIC
HEARING
FEBRUARY 3, 2020 6:30 p.m.**

The Kennewick Planning Commission will hold a Public Hearing on February 3, 2020, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed amendment to the Zoning Map. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

Proposal – COZ 19-09/PLN-2019-03612 – Proposes to change the zoning of approximately 54 acres from Residential, Low (RL) to Residential, Medium (RM). The site is located at 5800 W. 28th Ave and 2175 S. Sherman St.

Proponent – Ben Kruse

Comment Period – Written comments may be submitted via email to Anthony Muai at amuai@ci.kennewick.wa.us. Comments may also be mailed to 210 W. 6th Ave., Kennewick, WA 99336 and must be received on or before the hearing date. Comments may also be presented at the hearing.

The City of Kennewick welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Melinda Didier at (509) 585-4275 or TDD (509) 585- 4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

37
STEELE-CHAVALLO INVESTMENT LLC
5927 W QUINAULT AVE
KENNEWICK WA 99336

37
JACOB ROTH
216 N JOHNSON ST
KENNEWICK WA 99336

37
JOSE CHAVALLO
5927 W QUINAULT AVE
KENNEWICK WA 99336

37
CITADEL ESTATES LLC
5927 W QUINAULT ST
KENNEWICK WA 99336

37
RONALD KUKLINSKI
2610 S HARRISON CT
KENNEWICK WA 99338

~~37
CITY OF KENNEWICK
PO BOX 6108
KENNEWICK WA 99336~~

37
MONTE LADOW
2643 S KELLOGG ST
KENNEWICK WA 99338

37
GREGORY SMITH
2703 S IRVING ST
KENNEWICK WA 99338

37
DUSTIN SMITH
2709 S IRVING ST
KENNEWICK WA 99338

37
ROGER SCHATZ
2713 S IRVING ST
KENNEWICK WA 99338

37
JAY DECKER
2719 S IRVING ST
KENNEWICK WA 99338

37
BRIAN PRESZLER
2716 S IRVING ST
KENNEWICK WA 99338

37
RICHARD GROSS
2710 S IRVING STREET
KENNEWICK WA 99338

37
CHARLES STONE
2638 S KELLOGG ST
KENNEWICK WA 99338

37
TARA KING
3132 S FILLMORE PL
KENNEWICK WA 99336

37
NELSON VIENNEAU
3154 S FILLMORE PL
KENNEWICK WA 99336

37
MARC BAILEY
3176 S FILLMORE PL
KENNEWICK WA 99338

37
KYLE MONSON
3183 S GRANT ST
KENNEWICK WA 99336

37
ALDERBROOK HOMES LLC
584 CHARBONNEAU DR
RICHLAND WA 99352

~~37 DUP
ALDERBROOK HOMES LLC
584 CHARBONNEAU DR
RICHLAND WA 99352~~

37
NADZAD BEGZADIC
5497 W 32ND AVE
KENNEWICK WA 99336

37
JOSHUA KELLER
5515 W 32ND AVE
KENNEWICK WA 99338

37
ULYSSES CABUG-OS
3182 S GRANT ST
KENNEWICK WA 99336

37
SOUTHRIDGE HOMEOWNERS ASSOC OF
KENNEWICK
5219 W CLEARWATER AVE STE 16
KENNEWICK WA 99336

~~37 DUP
SOUTHRIDGE HOMEOWNERS ASSOC OF
KENNEWICK
5219 W CLEARWATER AVE STE 16
KENNEWICK WA 99336~~

37
MAXSON HARRISON
3147 S GRANT STREET
KENNEWICK WA 99338

37
JOSE ECHAZ
3111 S GRANT ST
KENNEWICK WA 99338

37
JOSE MARTINEZ JR
3075 S GRANT STREET
KENNEWICK WA 99338

37
JUAN BERMUDEZ
3003 S GRANT ST
KENNEWICK WA 99338

37
MICHALLE URSUA
2794 S KELLOGG STREET
KENNEWICK WA 99338

37
EDUARDO MAGANA
2780 S KELLOGG ST
KENNEWICK WA 99338

37
LAURA WINGERT
5652 W 28TH AVE
KENNEWICK WA 99338

37
RICHARD HARRIS
3006 S GRANT ST
KENNEWICK WA 99338

37
NOEL RUIZ
3146 S GRANT ST
KENNEWICK WA 99338

37
DANIEL BRISCOE
2881 S KELLOGG ST
KENNEWICK WA 99338

~~37 DUP
SOUTHRIDGE HOMEOWNERS
ASSOCIATION OF KENNEWICK
8205 N DIVISION
SPOKANE WA 99208~~

37
ALDERBROOK INVESTMENTS INC
8220 W GAGE BLVD #742
KENNEWICK WA 99336

~~37 DUP
P & R CONSTRUCTION LLC
6159 W DESCHUTES AVE #508
KENNEWICK WA 99336~~

37
JACK ANDERSON SR
2972 S HARRISON ST
KENNEWICK WA 99336

37
MARCUS AHO
2929 S KELLOGG ST
KENNEWICK WA 99338

37
GARY BOSLEY
5696 W 28TH AVE
KENNEWICK WA 99338

37
JUSTIN MONTAGUE
5630 W 28TH AVE
KENNEWICK WA 99338

37
MARK WILSON
3074 S GRANT ST
KENNEWICK WA 99338

37
IAN SMITH
5613 W 28TH AVE
KENNEWICK WA 99338

37
SEAN MILLER
2888 S KELLOGG ST
KENNEWICK WA 99338

~~37 DUP
SOUTHRIDGE HOMEOWNERS
ASSOCIATION OF KENNEWICK
8205 N DIVISION
SPOKANE WA 99208~~

37
P & R CONSTRUCTION LLC
6159 W DESCHUTES AVE #508
KENNEWICK WA 99336

37
KRISTINA PARFAIT
2936 S HARRISON ST
KENNEWICK WA 99338

37
JAMES C GIBSON
2990 S HARRISON ST
KENNEWICK WA 99338

~~37 DUP
ALDERBROOK INVESTMENTS INC
8220 W GAGE BLVD #742
KENNEWICK WA 99336~~

37
JOSE SUAREZ
5674 W 28TH AVE
KENNEWICK WA 99338

37
DEBRA WINKELMAN
2978 S GRANT ST
KENNEWICK WA 99338

37
NATHANAEL FRITZ
3118 S GRANT STREET
KENNEWICK WA 99338

37
RICHARD SHIVELY
5641 W 28TH AVE
KENNEWICK WA 99338

37
SOUTHRIDGE HOMEOWNERS ASSOCIATION
OF KENNEWICK
8205 N DIVISION
SPOKANE WA 99208

~~37 DUP
SOUTHRIDGE HOMEOWNERS ASSOCIATION
OF KENNEWICK
8205 N DIVISION
SPOKANE WA 99208~~

37
PAUL J WEIDERT
2951 S HARRISON ST
KENNEWICK WA 99338

37
ROMAN CARLOS
2954 S HARRISON ST
KENNEWICK WA 99338

37
JASON DUTTON
2947 S KELLOGG ST
KENNEWICK WA 99338

37
KEITH FREIER
2893 S KELLOGG STREET
KENNEWICK WA 99338

37
ELIZABETH OKEEFFE
2916 S KELLOGG ST
KENNEWICK WA 99338

37 DUP
SOUTHRIDGE TRI-CITIES DEVELOPMENT
LLC
8205 N DIVISION
SPOKANE WA 99208

37 DUP
CITY OF KENNEWICK
PO BOX 6108
KENNEWICK WA 99336

37
GREEN FROG LLC
1920 N PITTSBURGH
KENNEWICK WA 99336

37
JANMEET SAHOTA
26405 E SUNSET MEADOW LOOP
KENNEWICK WA 99338

37
HUNTER VICKERMAN
6061 W 35TH AVE
KENNEWICK WA 99338

37
SHANNON L SALAZAR
3436 S LINCOLN PL
KENNEWICK WA 99338

37
GREGORY B SAMBRANO
6036 W 35TH AVE
KENNEWICK WA 99338

37
MICAH B I VALENTINE
3301 S LINCOLN ST
KENNEWICK WA 99338

37
SADDLE MOUNTAIN HOMES LLC
3312 S QUINCY PL
KENNEWICK WA 99337

37
VIDYASAGAR RAJAKALYAN
2934 S KELLOGG ST
KENNEWICK WA 99338

37 DUP
SOUTHRIDGE TRI-CITIES DEVELOPMENT
LLC
8205 N DIVISION
SPOKANE WA 99208

37
SCOT & TYLER LLC
2453 MORENCY DR
RICHLAND WA 99352

37
DARRELL STOCKER
85026 SUMMIT VIEW DRIVE
KENNEWICK WA 99338

37
KDS DEV INC
32814 SE 110TH ST
ISSAQUAH WA 98027

37
PRO MADE CONSTRUCTION LLC
6073 W 35TH AVE
KENNEWICK WA 99338

37 DUP
ALDERBROOK INVESTMENTS INC
8220 W GAGE BLVD #742
KENNEWICK WA 99336

37
VIKING BUILDERS LLC
19425 E BROADWAY AVE
SPOKANE VALLEY WA 99016

37
SG GROUP LLC
3328 AVENUE
KENNEWICK WA 99336

37
INSPIRATION BUILDERS INC
241 SUNSET LOOP
PASCO WA 99301

37 DUP
SOUTHRIDGE TRI-CITIES DEVELOPMENT
LLC
8205 N DIVISION
SPOKANE WA 99208

37
DEPARTMENT OF THE INTERIOR

37
KING OF KINGS EVANGELICAL LUTHERAN
CHURCH
5209 W 5TH AVE
KENNEWICK WA 99336

37
CHRISTOPHER CEJKA
6502 W 36TH AVE
KENNEWICK WA 99338

37 DUP
P & R CONSTRUCTION LLC
6159 W DESCHUTES AVE STE 508
KENNEWICK WA 99336

37
ANDREW T GREEN
3448 S LINCOLN PL
KENNEWICK WA 99338

37 DUP
ALDERBROOK INVESTMENTS INC
8220 W GAGE BLVD #742
KENNEWICK WA 99336

37 DUP
VIKING BUILDERS LLC
19425 E BROADWAY AVE
SPOKANE VALLEY WA 99016

37 DUP
ALDERBROOK INVESTMENTS INC
8220 W GAGE BLVD 742
KENNEWICK WA 99336

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INSPIRATION BUILDERS INC
241 SUNSET LOOP
PASCO WA 99301

~~37 DUP
INSPIRATION BUILDERS INC
241 SUNSET LOOP
PASCO WA 99301~~

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SG GROUP LLC
3340 S LINCOLN PL
KENNEWICK WA 99338

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SG GROUP LLC
6004 W 33RD AVE
KENNEWICK WA 99338

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SG GROUP LLC
3352 S LINCOLN PL
KENNEWICK WA 99338

37
ILYA KALAN
3364 S LINCOLN PL
KENNEWICK WA 99338

37
FEDERICO L ARAUJO
3412 S LINCOLN PL
KENNEWICK WA 99338

37
PRO MADE CONSTRUCTION LLC
3424 S LINCOLN PL
KENNEWICK WA 99338

37
DEBUIGNE LIVING TRUST
6051 W 34TH AVE
KENNEWICK WA 99338

37
DAWN L HINES
6039 W 34TH AVE
KENNEWICK WA 99338

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JAMES C TINNELL
6026 W 34TH AVE
KENNEWICK WA 99338

~~37 DUP
ALDERBROOK INVESTMENTS INC
8220 W GAGE BLVD #742
KENNEWICK WA 99336~~

~~37 DUP
STELLAR HOMES LLC~~

~~37 DUP
P & R CONSTRUCTION LLC
6159 W DESCHUTES AVE #508
KENNEWICK WA 99336~~

37
MARLA HOLUB
3327 S LINCOLN PL
KENNEWICK WA 99338

37
P & R CONSTRUCTION, LLC
1312 COUNTRY RIDGE DR
RICHLAND WA 99352

37
MICHAEL G JOHNSON
6033 W 33RD AVE
KENNEWICK WA 99338

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JOSEPH DELATEUR JR
6019 W 33RD AVE
KENNEWICK WA 99338

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TARA L AFFHOLTER
3324 S LINCOLN ST
KENNEWICK WA 99338

~~37 DUP
P & R CONSTRUCTION LLC
6159 W DESCHUTES AVE #508
KENNEWICK WA 99336~~

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SOUTHRIDGE HOA OF KENNEWICK
6030 W 33RD AVE
KENNEWICK WA 99338

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SOUTHRIDGE HOA OF KENNEWICK
8205 N DIVISION ST
SPOKANE WA 99208

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STELLAR HOMES LLC
99803 162 PR SE
KENNEWICK WA 99338

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SOUTHRIDGE HOA OF KENNEWICK
3322 S LINCOLN PL
KENNEWICK WA 99338

~~37 DUP
SOUTHRIDGE HOA OF KENNEWICK~~

37
EDWARD SHEPHERD
6762 W 31ST AVE
KENNEWICK WA 99338

37
ALEXANDER APILADO
3143 S TAFT ST
KENNEWICK WA 99338

37
MICHAEL ROSENRETER
3167 S TAFT ST
KENNEWICK WA 99338

37
CHRISTIAN MIKLETHUN
3191 S TAFT STREET
KENNEWICK WA 99338

37
ISAAC KING
3209 S TAFT ST
KENNEWICK WA 99338

37
RUTVIKKUMAR A PATEL
3190 S TAFT ST
KENNEWICK WA 99338

37
MATHIEU A CANUEL
3166 S TAFT ST
KENNEWICK WA 99338

37
OLIVIA LOGAN
3142 S TAFT ST
KENNEWICK WA 99338

37 DUP
~~APPLE VALLEY OWNERS ASSOCIATION
15 SW COLORADO STE 1
BEND OR 97702~~

37
APPLE VALLEY OWNERS ASSOCIATION
15 SW COLORADO STE 1
BEND OR 97702

37 DUP
~~CITY OF KENNEWICK
PO BOX 6108
KENNEWICK WA 99336~~

37
LUIS M P CARCAMO
6062 W 37TH PL
KENNEWICK WA 99338

37
KIMBERLY POYNOR
6080 W 37TH PL
KENNEWICK WA 99338

37
DINA KASPER
6100 W 37TH PL
KENNEWICK WA 99338

37
DUSTAN BONNEY
6108 W 37TH PL
KENNEWICK WA 99338

37
RUTH LORD
6120 W 37TH PL
KENNEWICK WA 99338

37
ADAM SOMMER
6083 W 37TH PL
KENNEWICK WA 99338

37
SAGE CREST OWNERS ASSN
3612 S LINCOLN ST
KENNEWICK WA 99338

37
CARL R HUNTER
3702 S MCKINLEY ST
KENNEWICK WA 99338

37
WILLIAM SMITH PROPERTIES INC &
KENNEWICK ACQUISITION COMPANY III LLC
15 SW COLORADO STE 1
BEND OR 97702

37 DUP
~~WILLIAM SMITH PROPERTIES INC &
KENNEWICK ACQUISITION COMPANY III LLC
15 SW COLORADO STE 1
BEND OR 97702~~

37
KIRK & MADONNA MADER
77226 MADER-RUST LAND
ECHO OR 97826

**COZ 19-09 / PLN-2019-03612
CPA 19-06 / PLN-2019-01059
5800 W 28TH AVE
RL TO RM
BEN KRUSE**

Anthony Muai

From: Anthony Muai
Sent: Tuesday, January 21, 2020 5:00 PM
To: 'Ronald Kuklinski'
Subject: RE: coz 19-09/pln-2019-03612 propsoal

Mr. Kuklinski,

Thank you for your comment. I will include it in the staff report.

Sincerely,

Anthony Muai



Anthony Muai, AICP
Planning Manager
Community Planning Department
City of Kennewick
O: 509.585.4386 | F: 509.585.4442
anthony.muai@ci.kennewick.wa.us



From: Ronald Kuklinski <ronkuk4@gmail.com>
Sent: Tuesday, January 21, 2020 4:31 PM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: coz 19-09/pln-2019-03612 propsoal

I have lived in panoramic hights since 1980 and am familure with the pros and cons of development in this area. Changing the zoning would further reduces the safety of the road systems ingress and egress. The fact that future developement around Thompson Hill hemed and with I-82 makes it impossible for the citys residace to safely get access to major roads with out using residential access. This already is apparent in panoramic hights due to adding traffic speed indicators and speed bumps. This area due to the amount of schools, Hospital, bussiness has already created a load on the roads. Maintaining the LOW RL zoning for the entire area around Thompson hill will help maintain the best possible safety scenario. Safety of our schools, Hospital and residance must be the priority over the Greed of builders to make more money must be citys priority. I know it is hard but please due the right think. Their is a lot of land across the I-082 highway for builder to expand the city. Stop the ouver crouding as must as possible. Its's going to happen anyway due to the area terain. Don't make any worres the it has to be.

Forever residant and former City of Kennewic employee Ron Kuklinski.

No zone change please

Ronald Kuklinski



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION

FILE No: ZOA 19-10/AMD-2019-03461

- Public Hearing Date:** February 3, 2020
- Proposal:** Amend the Kennewick Municipal Code (KMC) Section: 18.21.090, to add a reference to require the Mid-Columbia Community Forestry Council (MCCFC) tree list for deciduous trees with restrictions under utility lines. Also, amend pages 14 & 25 of the Commercial Design Standards to reduce the minimum mature height of street trees from 30-feet to 25-feet to be consistent with street tree height in other sections of the KMC.
- Applicant:** City of Kennewick – Community Planning Department
- Staff Contact:** Greg McCormick, Community Planning Director

Background:

The Benton Public Utility District (BPUD) has been working with the City of Kennewick to reduce conflicts between street trees and overhead utility lines. The BPUD has been spending significant sums of money to prune trees to keep them out of their power lines, and are in support of the list of recommended trees put together by the Mid-Columbia Community Forestry Council (MCCFC). The MCCFC tree list has recommendations for trees allowed under utility lines. In an effort to insure that appropriate trees species are planted under utility lines, staff is recommending the MCCFC tree list be adopted for deciduous trees planted in Kennewick.

The City of Kennewick has proposed the below amendments to various sections of the Kennewick Municipal Code (KMC) which will affect the following:

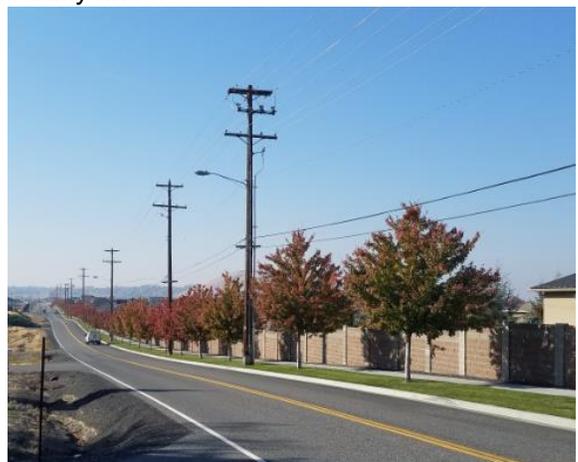
- Amend KMC 18.21.090 to require deciduous trees be selected from the MCCFC tree list with a maximum height of 25-feet for trees under utility lines.
- Amend pages 14 & 25 of the Commercial Design Standards to reference street tree standards when overhead lines exist.

On December 17, 2019, the Department of Commerce granted the City expedited review for the proposed amendments.

Discussion and Analysis:

KMC Section 18.21.090 – Landscape Materials

The proposed amendment will require deciduous trees to be selected from the Mid-Columbia Community Forestry Council



(MCCFC) tree list and will limit the mature height of trees under overhead utility lines to a maximum height of 25-feet.

Commercial Design Standards pages 14 & 25 – Minimum Height of Trees

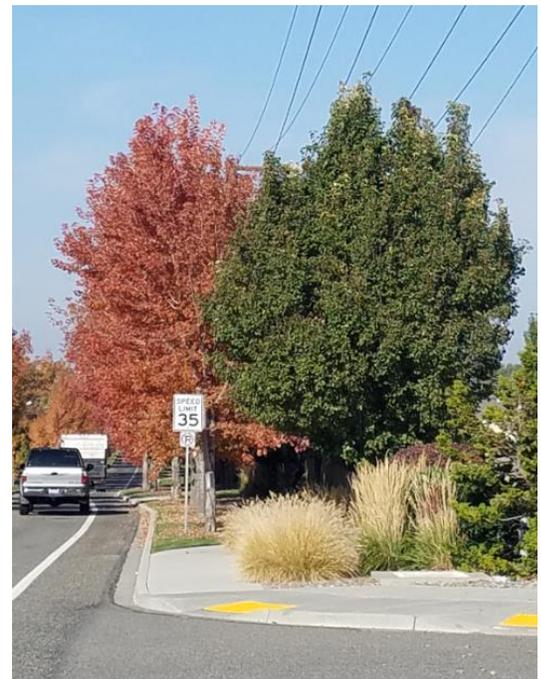
Staff has proposed reducing the maximum height of trees from 30-feet to 25-feet. Reducing the maximum height of trees to 25-feet will be consistent with other sections of the KMC and will be a height that according to Benton PUD, will not cause conflicts with their or other overhead utility lines.

Regulatory Controls and Policies

- Kennewick Municipal Code Chapters 18.21
- Commercial Design Standards
- Kennewick Comprehensive Plan

Findings of Fact:

1. The applicant is City of Kennewick, Community Planning Department, 210 W 6th Avenue, Kennewick, WA 99336.
2. The processing of the proposed amendments and the application was complete on November 27, 2019.
3. The City fulfilled the State Environmental Policy Act requirements by issuing a Determination of Non-significance (DNS) on December 19, 2019.
4. Notice of the proposed code revision (expedited review request) was sent to the Washington State Department of Commerce on October 21, 2019 consistent with the requirements of RCW 36.70A.106.
5. The City received confirmation of expedited review on December 17, 2019.



Conclusions of Law:

1. The proposed amendments will promote the public health, safety, and general welfare by allowing additional access options.
2. The proposed amendments do not conflict with the goals and policies of the Comprehensive Plan.

Staff Recommendation:

Based on the above analysis of this request, staff recommends the Planning Commission forward a recommendation of APPROVAL to City Council for the following motion.

Motion:

I move that the Planning Commission concur with the findings and conclusions in the staff report ZOA 19-10 and recommend to City Council approval of the request to changes to KMC Sections 18.21.090, and pages 14 & 25 of the Commercial Design Standards.

Exhibits:

1. Staff Report
2. Proposed Amendments
3. Environmental Determination of Non-significance ED 19-39
4. MCCFC Tree List

EXHIBIT 2

18.21.090: - Landscaping Materials.

- (1) —No landscape material may be used unless approved in conformance with this Section. Species may be approved for use if it can be determined that such species will not cause adverse impacts to public improvements, such as sidewalk heave or root infiltration of utility pipes or lines, and will not adversely affect private property (weeping on vehicles, malodorous fruits or flowers, and similar effects). A suggested planting list is on file with the Department of Planning.
- (2) —All deciduous trees must be a minimum of eight feet in overall height upon planting, or with a minimum caliper of one and one-fourths-inch measured six inches above grade, and shall attain an average mature height of at least 20 feet. All evergreen trees must be a minimum of five feet in overall height upon planting. Trees not meeting these standards may be used in special or unique situations with the approval of the Planning Director provided that the trees used meet the standards outlined in: American Standard for Nursery Stock; American Association of Nurserymen, May 2, 1986; copy of which is on file at the Department of Planning.
- (3) ~~Trees must be selected from the Mid-Columbia Community Forestry Council (MCCFC) trees list on file with the Community Planning Department. If overhead utility lines are present, street trees shall be limited to a mature height of twenty-five feet to avoid conflict with utility lines.~~
- (3) ~~—~~Planting and staking must conform to the standards contained in: "Planting Landscape Plants"; EB #1505; Washington State University, College of Agriculture and Home Economics."

(Ord. 5180 Sec. 1, 2007)

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On-Site Tree Retention

Intent:

To preserve and promote natural growth of trees and other landscaping plants in order to create a sense of place, attract more customers, and improve the physical environment of the businesses.

Standards:

Mandatory

1. Trees, including street and landscaping trees must be allowed to mature and be maintained without obstructing the visual access to the storefront at a height of at least 30 ft, or a height that best reflects the building design, business and storefront character. For example, taller buildings should plant trees that grow up to 40 to 50 ft or more upon maturity, provided they will not interfere with overhead utility lines. Any alternative must be approved by the Director of the Community Planning.



DO: Large trees properly pruned and maintained offer visibility for businesses.

Recommended

2. Existing mature trees should be preserved with their natural sizes and shapes. Pruning of trees is discouraged when it is not consistent with the approved site plan permit, approved landscape plan, overall site design scheme and specific tree characteristics.
3. Businesses should plant larger tree species according to the City's recommended tree listing.
4. Pruning off only lower branches is recommended as trees grow taller, in order to allow greater visibility of storefronts and provide shading.
5. Businesses should hire International Society of Arboriculture (ISA) certified arborists to prune large or small trees.
6. Building layout should be modified to preserve trees. In case it is impossible to preserve existing trees, new trees should be planted at the ratio of at least 2 new trees to replace one mature tree.



DO NOT - Pruning trees from the top branches.

Streetscape

Intent:

To increase vitality of the street environment and integrate businesses with the street. To reduce the impact of heavy traffic and offer safe vehicular and pedestrian environment for businesses.

Standards:

Mandatory for All Streets

1. Plant material shall be a mixture of drought tolerant deciduous and evergreen trees. Drought tolerant plant materials may contribute up to 50% of the required landscaping ground cover and street trees. Selection of trees and plant materials shall be chosen from the City's recommended planting list or approved by the Planning Director.
2. Street trees must meet standards contained in KMC 18.21 and must be allowed to mature and be maintained without obstructing the visual access to the storefront at a height of at least 30 ft, or taller, except when overhead utility lines are present, that best reflects the building design and business and storefront character.
3. Street trees shall be planted at least every 40 linear feet or be planted in groups in the planting strip. Street tree locations must be coordinated with the street lighting and utility plans to minimize interference. A detailed landscape plan designed and signed by a licensed Landscape Architect or a similar qualified professional must be submitted for approval by the Planning Director.
4. All landscaping elements, plant materials and street trees shall be planted or installed by the developer and maintained by the property owners or business owners. A maintenance agreement among adjoining property owners shall be required; the agreement shall run with the land.
5. A separate irrigation system designed for the health of the street trees on arterial streets (e.g. bubbler system) maintained by the owner shall be required.

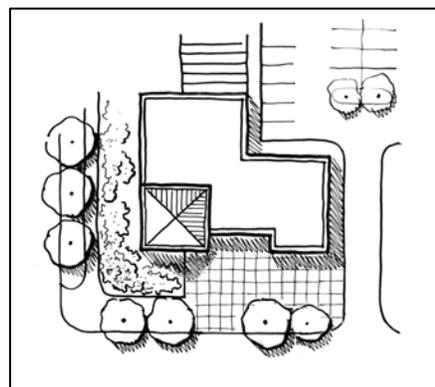
DO



Large street trees.



Special pavement, sitting, and trellises on wider sidewalk.



Streetscape coordinated with the business frontage.

(Continued to the next page)

Streetscape (contd.)

Mandatory Option A

6. Minimum 7 ft wide planting strip between the road and the sidewalk
7. Sidewalk width shall be 7 ft minimum.

Mandatory Option B

8. Sidewalk must abut the road.
9. Sidewalk width shall be 10 ft minimum with at least 5 ft clear for thorough traffic (i.e. maximum 5 ft wide planting wells, and locations for street lights, benches and other street furnishings within this 5 ft, leaving the rest 5 ft clear for pedestrian).

Recommended

10. For Option-A, landscaping strip can be a mixture of hardscape and living plant material with hardscape consisting maximum 50% of the total planting strip area.
11. Planting strips are encouraged to be incorporated with the overall storm water drainage plan.
12. Incorporation of artwork with the hardscape is encouraged.

DO NOT



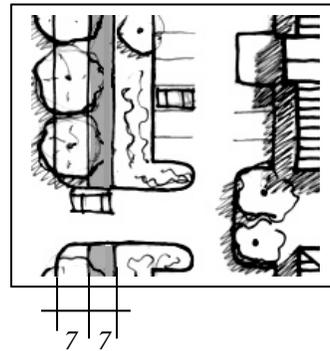
Narrow sidewalk and no landscaping.



No street tree.

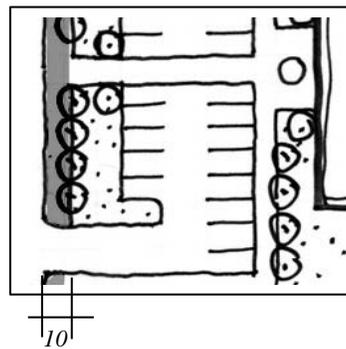
DO

OPTION A



Option A- Planting strip between sidewalk and the street.

OPTION B



Option B - Wider sidewalk with streetscape.

CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE



FILE/PROJECT NUMBER: ED 19-39/AMD-2019-03461 FOR ZOA 19-10

DESCRIPTION OF PROPOSAL: ZONING CODE AMENDMENTS TO KMC 18.21.090 TO USE MID-COLUMBIA COMMUNITY FORESTRY COUNCIL TREE LIST FOR SELECTION OF DECIDUOUS TREES AND AMEND PAGES 14 & 25 OF THE COMMERCIAL DESIGN STANDARDS TO ALLOW A MINIMUM MATURE STREET TREE HEIGHT OF 25-FEET. THIS AMENDMENT WILL REDUCE CONFLICTS BETWEEN STREET TREES AND UTILITY LINES.

PROPONENT: CITY OF KENNEWICK, PLANNING DEPARTMENT

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: NON PROJECT SPECIFIC, THE PROPOSED CODE AMENDMENTS ARE CITY WIDE.

LEAD AGENCY: CITY OF KENNEWICK

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

There is no comment period for this DNS.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4463

Changes, modifications and /or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

No conditions.

See attached condition(s).

Date: December 19, 2019 Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to: Dept. of Ecology, WA Dept of Fish & Wildlife, WSDOT, Yakima Nation, DNR, CTUIR, ZOA 19-02 File

Common Name	Botanical Name	Type	Height	Spread	Under Wires?	Tree Shape	Summer Color	Autumn Color	Bloom Time	Fruit or Seeds	Comments	Street Tree
Small Trees 25 feet tall or shorter (for street trees generally allow 400 cubic feet of soil (Urban. 2008) and atleast 100sqft for canopy)												x
Bald Cypress, Lindsey's Skyward	<i>Taxodium distichum</i> <i>Skyward</i>	Deciduous	20 feet	6 feet	Yes	Columnar	Green	Rusty Orange	N/A	Cones		X
Catalpa, Umbrella	<i>Catalpa bungei</i> 'Nana'	Deciduous	25 feet	25 feet	Yes	Rounded	Green	Rusty Orange	N/A	Generally none		X
Ginkgo, Jade Butterflies	<i>Ginkgo biloba</i> 'Jade Butterfly'	Deciduous	15 feet	10 feet	Yes	Vase	Green	Yellow	Spring	Generally none	Takes time to establish	X
Hornbeam, American (Ironwood)	<i>Carpinus caroliniana</i>	Deciduous	25 feet	20 feet	Yes	Oval	Green	Rusty Orange	N/A	Nutlets		X
Japanese Lilac, Ivory Pillar	<i>Syringa reticulata</i> 'Williamete'	Deciduous	25 feet	15 feet	Yes	Pyramidal	Green	Yellow	Spring	Small Capsules		X
Japanese Lilac, Ivory Silk	<i>Syringa reticulata</i> 'Ivory Silk'	Deciduous	25 feet	15 feet	Yes	Pyramidal	Green	Yellow	Spring	Small Capsules		X
Lilac, Summer Charm	<i>Syringa pekinensis</i> 'DTR 124'	Deciduous	20 feet	15 feet	Yes	Rounded	Green	Yellow	Late Spring	Few Capsules		X
Linden, Summer Sprite	<i>Tilia cordata</i> 'Halka'	Deciduous	20 feet	15 feet	Yes	Pyramidal	Green	Green	Early Summer	Pea Pods		X
Maackia, Starburst	<i>Maackia amurensis</i> 'Starburst'	Deciduous	25 feet	20 feet	Yes	Vase	Green	Rusty Orange	Early Summer	Seed Pods		X
Maackia, Summertime	<i>Maackia amurensis</i> 'Summertime'	Deciduous	20 feet	15 feet	Yes	Rounded	Green	Rusty Orange	Early Spring	Seed Pods		X
Maple, Flame Amur	<i>Acer ginnala</i> 'Flame'	Deciduous	20 feet	20 feet	Yes	Rounded	Green	Red	N/A	Samara		X
Maple, Globe Norway	<i>Acer platanoides</i> 'Globosum'	Deciduous	15 feet	18 feet	Yes	Rounded	Green	Yellow	N/A	Few Samara		X
Maple, Hot Wings	<i>Acer tataricum</i> 'Gar Ann'	Deciduous	25 feet	20 feet	Yes	Rounded	Green	Red	N/A	Samara		X
Maple, Pattern Perfect	<i>Acer tataricum</i> 'Patdell'	Deciduous	25 feet	20 feet	Yes	Rounded	Green	Orange	N/A	Samara		X
Maple, Rocky Mountain Glow Big Tooth	<i>Acer grandidentatum</i> 'Schmidt'	Deciduous	25 feet	15 feet	Yes	Conical	Green	Orange	Spring	Generally none		X
Zelkova, City Sprite	<i>Zelkova serrata</i> 'JFS-KW1'	Deciduous	24 feet	18 feet	Yes	Oval	Blue	Yellow	N/A	Generally none	Susceptible to Elm leaf Beetle	X
Zelkova, Wireless	<i>Zelkova serrata</i> 'Schmidtlow'	Deciduous	24 feet	36 feet	Yes	Vase	Green	Red	N/A	Generally none	Susceptible to Elm leaf Beetle	X
Medium Trees 25 to 40 feet tall (for street trees generally allow 800 cubic feet of soil (Urban. 2008) and atleast 200sqft for canopy)												x
Elm, Emerald Sunshine	<i>Ulmus propinqua</i> 'JFS-Bieberich'	Deciduous	35 feet	25 feet	No	Vase	Green	Golden	Spring	Generally None		X
Elm, Prospector	<i>Ulmus wilsoniana</i> 'prospector'	Deciduous	40 feet	30 feet	No	Vase	Green	Yellow	N/A	Generally none	Tolerant to Dutch elm disease	X
Hornbeam, Emerald Avenue	<i>Carpinus betulus</i> 'JFS-KW1CB'	Deciduous	40 feet	28 feet	No	Pyramidal	Green	Green	N/A	Nutlets		X
Hornbeam, Pyramidal European	<i>Carpinus betulus</i> 'Fastigiata'	Deciduous	35 feet	25 feet	No	Columnar	Green	Rusty Orange	N/A	Nutlets		X
Ironwood	<i>Ostrya virginiana</i>	Deciduous	30 feet	25 feet	No	Pyramidal	Green	Orange	Spring	Nutlets		X
Linden, American Sentry	<i>Tilia americana</i> 'McKSentry'	Deciduous	40 feet	30 feet	No	Pyramidal	Green	Yellow	Late Spring	Pea Pods		X

Common Name	Botanical Name	Type	Height	Spread	Under Wires?	Tree Shape	Summer Color	Autumn Color	Bloom Time	Fruit or Seeds	Comments	Street Tree
Linden, Greenspire	<i>Tilia cordata</i> 'Greenspire'	Deciduous	40 feet	30 feet	No	Pyramidal	Green	Yellow	Early Summer	Pea Pods		X
Linden, Harvest Gold	<i>Tilia mongolica</i> 'Harvest Gold'	Deciduous	40 feet	30 feet	No	Pyramidal	Green	Yellow	Early Summer	Pea Pods		X
Linden, Redmond (Basswood)	<i>Tilia American</i> 'Redmond'	Deciduous	40 feet	35 feet	No	Pyramidal	Green	Yellow	Early Summer	Pea Pods		X
Maackia MaacNificent	<i>Maackia amurensis</i> JFS-Schichtel1	Deciduous	30 feet	22 feet	No	Vase	Green	Rusty Orange	Early Summer	Seed Pods		X
Maple, Conquest	<i>Acer platanoides</i> 'Conzam'	Deciduous	40 feet	20 feet	No	Columnar	Red to Green	Rusty Orange	Spring	Few Samara		X
Maple, Crimson Sunset	<i>Acer platanoides</i> 'Crimson Sunset'	Deciduous	35 feet	25 feet	No	Oval	Purpe/Red	Rusty Orange	N/A	Few Samara		X
Maple, Hedge	<i>Acer campestre</i>	Deciduous	30 feet	30 feet	No	Rounded	Green	Yellow	N/A	Few Samara		X
Maple, John Pair Sugar	<i>Acer saccharum</i> 'John Pair'	Deciduous	30 feet	30 feet	No	Rounded	Green	Red	N/A	Few Samara		X
Maple, Spaethii Sycamore	<i>Acer pseudoplatanus</i> 'Atropurpureum'	Deciduous	40 to 50 feet	30 to 35 feet	No	Rounded	Deep Green with velvety purple under side	Red	N/A	Generally none	Needs Wind Protection	X
Maple, Silver Cloud	<i>Acer saccharinum</i> 'Silver Cloud'	Deciduous	60 feet	30 feet	No	Rounded	Green	Yellow	N/A	Generally none	Needs Wind Protection	X
Maple, Sugar	<i>Acer saccharum</i>	Deciduous	55 feet	45 feet	No	Rounded	Medium Green	Red	N/A	Generally none	Needs Wind Protection	X
Maple, Main Street	<i>Acer truncatum</i> 'WF-ATI'	Deciduous	30 tall	20 tall	No	Rounded	Green	Red	N/A	Generally none		X
Maple, Norwegian Sunset	<i>Acer truncatum</i> x <i>A. plat.</i> 'Keithsform'	Deciduous	35 feet	25 feet	No	Oval	Green	Red	N/A	Generally none		X
Maple, Summer Red	<i>Acer rubrum</i> 'Summer Red'	Deciduous	40 feet	20 to 30 feet	No	Rounded	Dark Green with Mint Green Underside	Red	N/A	Generally none	Very Durable in Heat	X
Maple, Tartanian	<i>Acer tataricum</i>	Deciduous	20 to 25 feet	18 to 20 feet	No	Rounded	Medium to Dark Green	Red	Spring	Generally none		X
Maple, Pacific Sunset	<i>Acer truncatum</i> x <i>A. platanoides</i> 'Warrenred'	Deciduous	30 feet	25 feet	No	Rounded	Green	Red	N/A	Few Samara		X
Maple, Skinner's Cutleaf	<i>Acer saccharinum</i> 'Skinner'	Deciduous	60 feet	40 feet	No	Rounded	Green	Yellow	N/A	Generally none	Nice for medium to large yards.	X
Maple, Parkway	<i>Acer platanoides</i> 'Columnar'	Deciduous	40 feet	25 feet	No	Oval	Green	Rusty Orange	N/A	Few Samara	Verticillium wilt tolerant	X
Maple, Royal Red	<i>Acer platanoides</i> 'Royal Red'	Deciduous	40 feet	30 feet	No	Rounded	Purple/Red	Rusty Orange	N/A	Few Samara		X
Maple, Rugged Charm	<i>Acer tataricum</i> 'JFS-KW2'	Deciduous	28 feet	15 feet	No	Conical	Green	Red	Spring	Samara		X
Maple, Scarlet Sentinel	<i>Acer rubrum</i> 'Scarsen'	Deciduous	40 feet	20 feet	No	Conical	Green	Red	Spring	Generally none		X

Common Name	Botanical Name	Type	Height	Spread	Under Wires?	Tree Shape	Summer Color	Autumn Color	Bloom Time	Fruit or Seeds	Comments	Street Tree
Maple, State Street	<i>Acer miyabei</i> 'Morton'	Deciduous	40 feet	35 feet	No	Pyramidal	Green	Yellow	N/A	Samara		X
Maple, Sun Valley	<i>Acer rubrum</i> 'Sun Valley'	Deciduous	40 feet	35 feet	No	Oval	Green	Red	N/A	Generally none	Alkaline Sensitive	X
Maple, Urban Sunset	<i>Acer truncatum x platanoides</i> 'JFS-KW187'	Deciduous	35 feet	20 feet	No	Pyramidal	Green	Red	Spring	Few Samara		X
Parrotia, Persian	<i>Parrotia persica</i>	Deciduous	40 feet	20 feet	NO	Rounded	Green	Golden	Spring	Generally None		X
Tall Trees over 40 feet tall (for street trees generally allow 1200 cubic feet of soil (Urban. 2008) and atleast 400sqft for canopy)												x
Ash, Urbanite	<i>Fraxinus pennsylvanica</i> 'Urbanite'	Deciduous	50 feet	40 feet	No	Pyramidal	Green	Rusty Orange	N/A	Generally none		X
Bald Cypress	<i>Taxodium distichum</i>	Deciduous	100 feet	40 feet	No	Pyramidal	Green	Rusty Orange	N/A	Cones		X
Bald Cypress, Shawnee Brave	<i>Taxodium distichum</i> 'Mickelson'	Deciduous	55 feet	20 feet	No	Pyramidal	Green	Orange	N/A	Cones		X
Elm, Accolade	<i>Ulmus x 'Morton'</i>	Deciduous	70 feet	50 feet	No	Irregular	Green	Rusty Orange	Spring	Generally None		X
Elm, Frontier	<i>Ulmus x 'Frontier'</i>	Deciduous	45 feet	30 feet	No	Pyramidal	Green	Purple	N/A	Generally none	Tolerant to Dutch elm disease	X
Ginkgo, Autumn Gold	<i>Ginkgo biloba</i> 'Autumn Gold'	Deciduous	45 feet	35 feet	No	Pyramidal	Green	Golden	N/A	Generally none	Takes a while to establish	X
Ginkgo, Golden Globe	<i>Ginkgo biloba</i> 'Golden Globe'	Deciduous	60 Feet	50 feet	No	Rounded	Green	Yellow	N/A	Generally none	Takes a while to establish	X
Linden, Frontyard	<i>Tilia americana</i> 'Bailyard'	Deciduous	75 feet	40 feet	No	Pyramidal	Green	Yellow	Early Summer	Pea Pods		X
Linden, Green Mountain	<i>Tilia tomentosa</i> 'PNI 6051'	Deciduous	45 feet	35 feet	No	Pyramidal	Green	Yellow	Early Summer	Pea Pods		X
Linden, Shamrock	<i>Tilia cordata</i> 'Baileyi'	Deciduous	45 feet	30 feet	No	Pyramidal	Green	Yellow	Early Summer	Pea Pods		X
Linden, Silver	<i>Tilia tomentosa</i>	Deciduous	60 feet	45 feet	No	Pyramidal	Green	Yellow	Early Summer	Pea Pods		X
Linden, Sterling Silver	<i>Tilia tomentosa</i> 'Sterling'	Deciduous	45 feet	35 feet	No	Pyramidal	Green	Yellow	Early Summer	Pea Pods		X
Maple, Autumn Blaze	<i>Acer x freemanii</i> 'Jeffersred'	Deciduous	50 feet	40 feet	No	Oval	Green	Red	Spring	Generally none		X
Maple, Burgundy Belle	<i>Acer rubrum</i> 'Magnificent Magenta'	Deciduous	45 feet	45 feet	No	Rounded	Green	Red	Spring	Generally none	Alkaline Sensitive	X
Maple, Deborah	<i>Acer platanoides</i> 'Deborah'	Deciduous	60 feet	50 feet	No	Oval	Green	Golden	N/A	Few Samara	Has red new growth	X
Maple, Emerald Queen	<i>Acer platanoides</i> 'Emerald Queen'	Deciduous	50 feet	40 feet	No	Oval	Green	Yellow	N/A	Few Samara		X
Maple, Fall Fiesta Sugar	<i>Acer saccharum</i> 'Bailsta'	Deciduous	50 feet	40 feet	No	Rounded	Green	Orange	N/A	Few Samara		X
Maple, Firefall	<i>Acer freemanii</i> 'Firefall'	Deciduous	50 feet	35 feet	No	Oval	Green	Orange	N/A	Generally none		X

Common Name	Botanical Name	Type	Height	Spread	Under Wires?	Tree Shape	Summer Color	Autumn Color	Bloom Time	Fruit or Seeds	Comments	Street Tree
Maple, Flashfire Sugar	<i>Acer saccharum</i> 'JFS-Caddo2'	Deciduous	45 feet	40 feet	No	Oval	Green	Red	N/A	Few Samara		X
Maple, Green Mountain Sugar	<i>Acer saccharum</i> 'Green Mountain'	Deciduous	45 feet	35 feet	No	Oval	Green	Orange	N/A	Few Samara		X
Maple, Matador	<i>Acer x freemanii</i> 'Bailston'	Deciduous	45 feet	30 feet	No	Oval	Green	Red	N/A	Generally none		X
Maple, Redpointe	<i>Acer rubrum</i> 'Frank Jr.'	Deciduous	45 feet	30 feet	No	Conical	Green	Red	Spring	Generally none		X
Maple, Sienna Glen	<i>Acer x freemanii</i> 'Sienna'	Deciduous	50 feet	35 feet	No	Pyramidal	Green	Orange	Spring	Generally none		X
Maple, Silver Queen	<i>Acer Saccharinum</i> 'Silver Queen'	Deciduous	50 feet	40 feet	No	Rounded	Green	Yellow	N/A	Generally none		X
Maple, Sugar Legacy	<i>Acer saccharum</i> 'Legacy'	Deciduous	50 feet	30 feet	No	Oval	Green	Red	N/A	Few Samara		X
Oak, Basket or Chestnut	<i>Quercus prinus</i>	Deciduous	90 feet	70 feet	No	Rounded	Green	Yellow	N/A	Acorns		X
Oak, Bur	<i>Quercus macrocarpa</i>	Deciduous	70 feet	40 feet	No	Oval	Green	Yellow	N/A	Acorns		X
Oak, Chestnut	<i>Quercus prinus</i>	Deciduous	70 feet	60 feet	No	Rounded	Green	Yellow	N/A	Acorns		X
Oak, Chinkapin	<i>Quercus muehlenbergii</i>	Deciduous	70 feet	60 feet	No	Rounded	Green	Yellow	N/A	Acorns		X
Oak, Forest Green	<i>Quercus frainetto</i> 'Schmjidt'	Deciduous	50 feet	30 feet	No	Oval	Green	Yellow	N/A	Acorns		X
Oak, Red (Northern)	<i>Quercus rubra</i>	Deciduous	50 feet	45 feet	No	Rounded	Green	Red	N/A	Acorns		X
Oak, Regal Prince	<i>Quercus x warei</i> 'Long'	Deciduous	45 feet	20 feet	No	Oval	Green	Yellow	N/A	Acorns		X
Oak, Scarlet	<i>Quercus coccinea</i>	Deciduous	50 feet	40 feet	No	Oval	Green	Red	N/A	Acorns		X
Oak, Urban Pinnacle	<i>Quercus macrocarpa</i> 'JFS-KW3'	Deciduous	55 feet	25 feet	No	Pyramidal	Green	Yellow	N/A	Acorns		X
Redwood, Dawn	<i>Metasequoia glyptostroboides</i>	Deciduous	60 feet	25 feet	No	Conical	Green	Rusty Orange	N/A	Cones		X
Rubber Tree, Hardy	<i>Eucommia ulmoides</i>	Deciduous	60 feet	50 feet	No	Rounded	Green	Rusty Orange	N/A	Generally none	Tolerant of most soils	X
Zelkova, Autumn Glow	<i>Zelkova serrata</i> 'Goldell'	Deciduous	60 feet	60 feet	No	Rounded	Blue	Purple/Red	N/A	Generally none	Susceptible to Elm leaf Beetle	X
Zelkova, Green Vase	<i>Zelkova serrata</i> 'Green Vase'	Deciduous	70 feet	35 feet	No	Vase	Green	Rusty Orange	N/A	Generally none	Susceptible to Elm leaf Beetle	X
Stewartia, Korean	<i>Stewartia koreana</i>	Deciduous	30 feet	25 feet	No	Vase	Green	Red	Early Spring	Balls		X
Zelkova, Village Green	<i>Zelkova serrata</i> 'Village Green'	Deciduous	60 feet	30 feet	No	Vase	Green	Red	N/A	Generally none	Susceptible to Elm leaf Beetle	X
Aspen, Swedish Columnar	<i>Populus tremula</i> 'Erecta'	Deciduous	40 feet	15 feet	No	Columnar	Green	Rusty Orange	N/A	Catkins		X
Cedar, Green Arrow	<i>Chamaecyparis nootkatensis</i> "Green Arrow"	Evergreen	30 feet	6 feet	No	Weeping	Green	Green	N/A	Cones		x
Ginkgo, Princeton Sentry	<i>Ginkgo biloba</i> 'Princeton Sentry'	Deciduous	40 feet	15 feet	No	Columnar	Green	Yellow	Spring	Generally none	Takes a while to establish	X
Hornbeam, Fran's Fontaine	<i>Carpinus betulus</i> 'Frans Fontaine'	Deciduous	35 feet	15 feet	No	Columnar	Green	Yellow	N/A	Nutlets		X
Maple, Armstrong	<i>Acer rubrum</i> 'Armstrong'	Deciduous	50 feet	15 feet	No	Columnar	Green	Rusty Orange	N/A	Generally none	Alkaline Sensitive	X

Common Name	Botanical Name	Type	Height	Spread	Under Wires?	Tree Shape	Summer Color	Autumn Color	Bloom Time	Fruit or Seeds	Comments	Street Tree
Maple, Armstrong Gold	<i>Acer rubrum</i> 'JFS-KW78'	Deciduous	40 feet	12 feet	No	Columnar	Green	Golden	Spring	Generally none	Alkaline Sensitive	X
Maple, Bowhall	<i>Acer rubrum</i> 'Bowhall'	Deciduous	40 feet	15 feet	No	Columnar	Green	Yellow	N/A	Generally none	Alkaline Sensitive	X
Oak, Crimson Spire	<i>Quercus alba x robur</i> 'Crimschmidt'	Deciduous	45 feet	15 feet	No	Columnar	Green	Red	N/A	Acorns		X
Oak, Kindred Spirit	<i>Quercus robur x bicolor</i> 'Nadler'	Deciduous	30 feet	6 feet	No	Columnar	Green	Yellow	N/A	Acorns		X
Oak, Skinny Genes	<i>Quercus robur x alba</i> 'JFS-KW2QX'	Deciduous	45 feet	10 feet	No	Columnar	Green	Yellow	N/A	Acorns		X
Oak, Skyrocket	<i>Quercus robur</i> 'Fastigiata'	Deciduous	45 feet	15 feet	No	Columnar	Green	Yellow	N/A	Acorns		X
Western Red Cedar, Zebrina	<i>Thuja plicata</i> 'Zebrina'	Deciduous	50 feet	30 feet	No	Weeping	Green with Gold	Green with Gold		Generally None		X
Willow, Coral Bark	<i>Salix alba</i> 'Britzensis'	Deciduous	35 feet	30 feet	No	Weeping	Blue	Yellow	Spring	Generally None		X
Willow, Corkscrew (twisted)	<i>Salix matsunda</i> 'Tortuosa'	Deciduous	30 feet	20 feet	No	Weeping	Blue	Yellow	N/A	Generally None	Nice for medium to large yards.	X
Oak, Streetspire	<i>Quercus robur x alba</i> 'JFS-KW1QX'	Deciduous	45 feet	14 feet	No	Columnar	Green	Red	N/A	Acorns		X
Willow, Fan Giant Weeping	<i>Salix x blanda</i> 'Fan Giant'	Deciduous	50 feet	60 feet	No	Weeping	Blue/Green	Yellow	N/A	Generally None	Nice for large open areas (big yards, pastures, etc.).	X
Willow, Globe Navajo	<i>Salix matsudana</i> 'Navajo'	Deciduous	50 feet	50 feet	No	Weeping	Blue	Yellow	N/A	Generally None	Nice for large open areas (big yards, pastures, etc.).	X
Parrotia, Ruby Vase	<i>Parrotia persica</i> 'Inge'	Deciduous	30 feet	12 feet	No	Columnar	Green	Red	Spring	Generally None		X
Willow, Golden Curls	<i>Salix matsudana</i> 'Golden Curls'	Deciduous	30 feet	25 feet	No	Weeping	Green	Yellow	N/A	Generally None	Nice for medium to large yards.	X
Parrotia, Vanessa	<i>Parrotia persica</i> 'Vanessa'	Deciduous	28 feet	14 feet	No	Vase	Green	Orange	Spring	Generally None		X
Rubber Tree, Emerald Pointe	<i>Eucommia ulmoides</i> 'Empozam'	Deciduous	40 feet	5 feet	No	Columnar	Green	Yellow	N/A	Generally none		X
Zelkova, Musashino	<i>Zelkova serrata</i> 'Musashino'	Deciduous	45 feet	15 feet	No	Vase	Green	Yellow	N/A	Generally none	Susceptible to Elm leaf Beetle	X

Common Name	Botanical Name	Type	Height	Spread	Under Wires?	Tree Shape	Summer Color	Autumn Color	Bloom Time	Fruit or Seeds	Comments	Street Tree
References Cited												
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